

UNDER OFFER



Cwm-Dylan Close

Rhiwderin Heights, Bassaleg, NP10 8JR

RHIWDERIN HEIGHTS, BASSALEG

Cwm-Dylan Close

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OFFERS INVITED

£260,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

859 SQ FT

859 SQFT

LANDSCAPED REAR GARDEN

PRIVATE DRIVEWAY PARKING

ROOM TO EXTEND

SEMI - DETACHED 3 BEDROOM
FAMILY HOME

GARAGE CONVERSION

CLOSE TO AMENITIES

FIRST CLASS PRIMARY AND
SECONDARY SCHOOL CATCHMENT



THE PROPERTY

Nestled in the charming setting of Cwm-Dylan Close, within the sought-after Rhiwderin Heights area of Bassaleg, this delightful semi-detached home offers an excellent opportunity for families and first-time buyers alike.

Spanning approximately 859 sq ft, the property boasts three versatile reception rooms, providing ample space for both relaxing and entertaining. The well-proportioned layout continues upstairs with three comfortable bedrooms, including a spacious rear bedroom complete with fitted wardrobes, creating a peaceful and practical retreat.

The home also benefits from a thoughtfully converted garage, currently used as an art and music room. This flexible space could easily serve as a home office, children's playroom, or even an additional bedroom, depending on your needs.

The bathroom is well-appointed and functional, catering perfectly to modern family living. Outside, the property features driveway parking and a beautifully landscaped garden—ideal for enjoying outdoor time with family and friends.

Recent improvements include a new boiler and updated piping, ensuring the home is ready for immediate enjoyment. A newly installed electric fire adds further warmth and comfort to the living area.

Situated in a friendly and welcoming neighbourhood, the property is conveniently located close to local amenities and excellent transport links, making day-to-day living both easy and enjoyable.

This is a wonderful opportunity to secure a well-presented home in a desirable location. Early viewing is highly recommended to fully appreciate all that this property has to offer.

INSIDE



ACCOMMODATION

LIVING ROOM	4.32 x 4.40
DINING ROOM	2.18 x 3.40
KITCHEN	2.05 x 3.35
BEDROOM	4.32 x 2.69
BEDROOM	2.15 x 3.37
BEDROOM	2.08 x 2.20

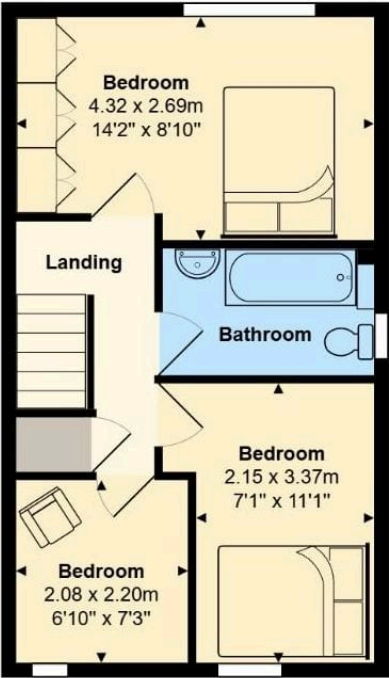
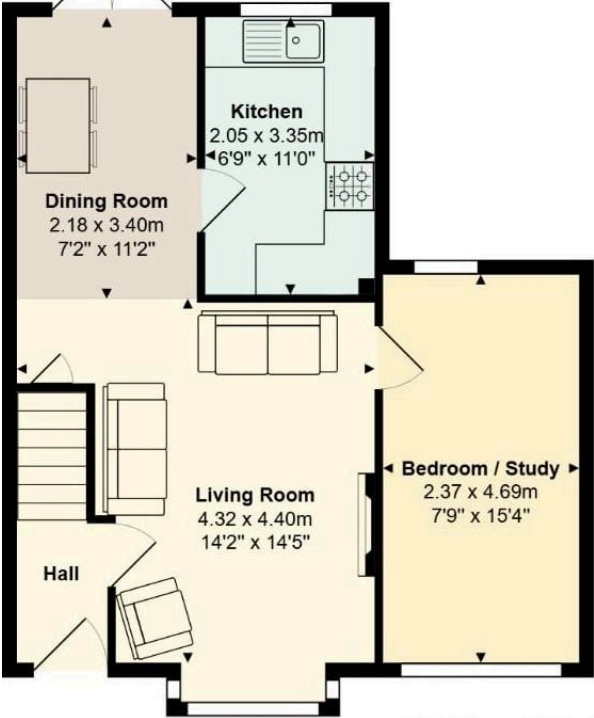
SCHOOL CATCHMENT

Your catchment English medium primary for admission from July 2023 onwards is Pentrepoeth Primary Your catchment English-medium secondary effective from 2021 is Bassaleg School Your catchment Welsh-medium primary effective from 2021 is Ysgol Gymraeg Nant Gwenlli Your catchment Welsh-medium secondary is Ysgol Gyfun Gwent Is Coed, Newport

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	859 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND D
EPC RATING	71 · POTENTIAL 77

FLOORPLAN

Cwm-Dylan Close



Total Area: 79.8 m² ... 859 ft²

All measurements are approximate and for display purposes only



Ollie Vincent

AREA VALUER / NEGOTIATOR

CAERPHILLY BRANCH

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EASTGATE, MARKET STREET, CAERPHILLY, CF83 1NX

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, Eastgate, Market Street, Caerphilly, CF83 1NX. 029 2086 7711. The Property Ombudsman, membership D03828. jeffreygross.co.uk